



Roll Call Number

Agenda Item Number

35 L

Date February 22, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1813 22ND ST.

WHEREAS, the property located at 1813 22nd St., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, LBT IOWA 9365, was notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as LOT 4 BLK 3 INGLESIDE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1813 22nd St., has previously been declared a public nuisance;

The City Legal Department, through special counsel Ahlers & Cooney, PC, is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt.

FORM APPROVED:

Kristine Stone, Special Counsel
Ahlers & Cooney, PC

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

35L

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1813 22ND ST				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	080/03404-000-000	Geoparcels	7924-33-252-021	Status	Active
School	Des Moines	Nbhd/Pocket	DM75/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2012-03-28 a

[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LBT IOWA 9365	2011-06-16	13878/859

Legal Description and Mailing Address

LOT 4 BLK 3 INGLESIDE	LBT IOWA 9365 106 S WASHINGTON ST BALTIMORE, MD 21231-1937
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Current Values

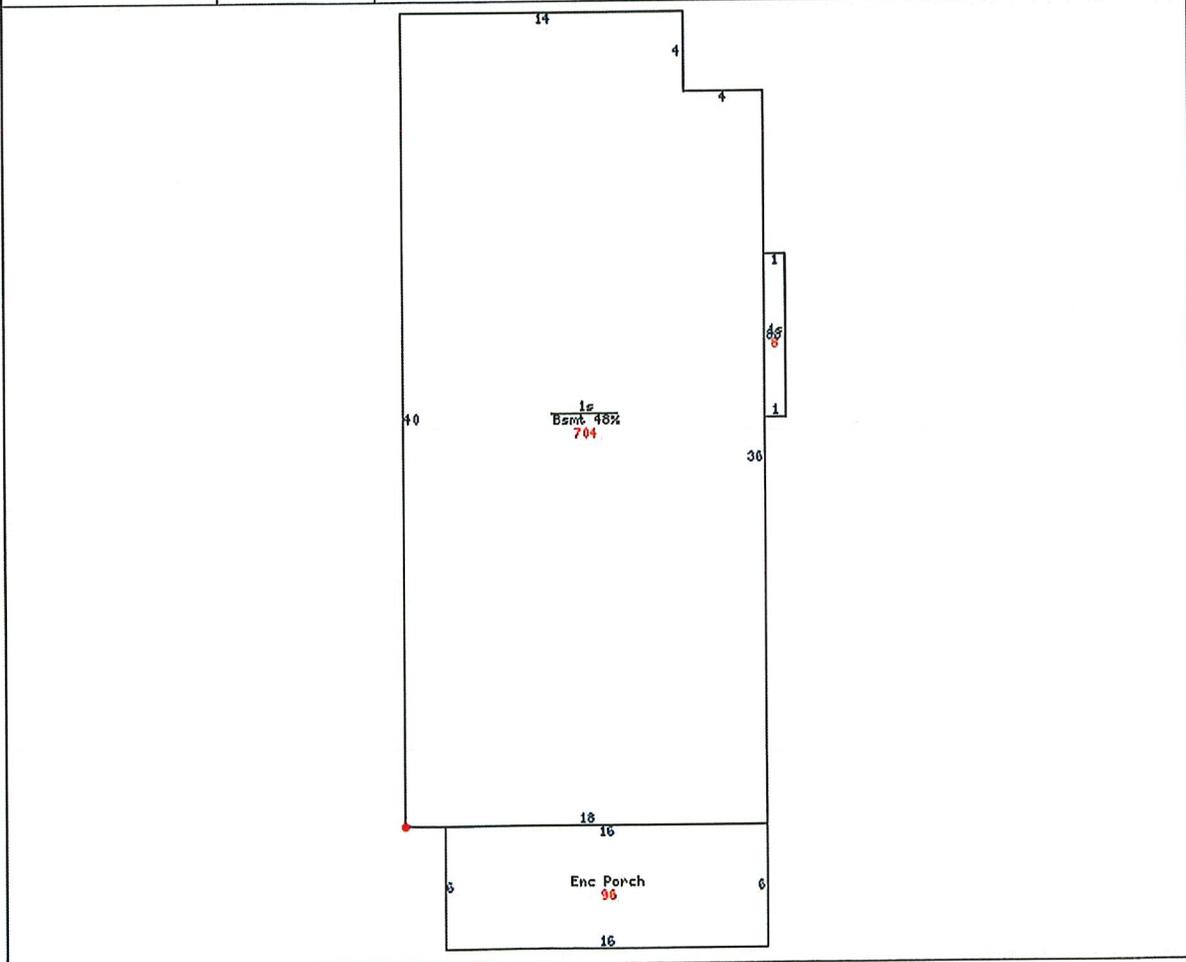
Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$9,300	\$3,600	\$12,900

[Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

Land					
Square Feet	6,800	Acres	0.156	Frontage	50.0
Depth	136.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1910	Number Families	1	Grade	5+05
Condition	Very Poor	Total Square Foot Living Area	712	Main Living Area	712
Basement Area	338	Enclosed Porch Area	96	Foundation	Brick
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Floor Wall	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	5		



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HF 35	ROBINSON, HOMER	2010-05-07	\$6,000	Deed	13649/37
FLANDERS, WENDELL D	ALBAKRI, BASIM	2003-10-07	\$7,200	Deed	10435/547
FLANDERS, WENDELL D	SPIERS, SARAH J	1998-01-13	\$10,000	Contract	7828/385

Permits - 5 Records

Year	Type	Permit Status	Application	Reason	Reason1
2010	Pickup	Cancel	2009-07-07	Review Value	BOARD OF REVIEW
2007	Permit	No Add	2005-05-27	Alterations	FOUNDATION
2006	Permit	Pass	2005-05-27	Alterations	FOUNDATION
2000	Pickup	Cancel	1999-02-22	Alterations	REMODEL
1999	Pickup	Pass	1999-02-22	Alterations	REMODEL

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	Assessment Roll	Residential	Full	\$9,300	\$3,600	\$12,900
2017	Assessment Roll	Residential	Full	\$8,800	\$3,500	\$12,300
2015	Assessment Roll	Residential	Full	\$8,200	\$3,200	\$11,400
2013	Assessment Roll	Residential	Full	\$8,000	\$3,200	\$11,200
2011	Assessment Roll	Residential	Full	\$8,000	\$3,200	\$11,200
2009	Board Action	Residential	Full	\$8,300	\$3,200	\$11,500
2009	Assessment Roll	Residential	Full	\$8,300	\$32,200	\$40,500
2007	Assessment Roll	Residential	Full	\$7,900	\$30,900	\$38,800
2005	Assessment Roll	Residential	Full	\$5,200	\$22,600	\$27,800
2003	Assessment Roll	Residential	Full	\$4,710	\$20,540	\$25,250
2001	Assessment Roll	Residential	Full	\$4,910	\$14,910	\$19,820
1999	Assessment Roll	Residential	Full	\$4,360	\$13,990	\$18,350
1997	Assessment Roll	Residential	Full	\$4,030	\$12,920	\$16,950
1995	Assessment Roll	Residential	Full	\$3,790	\$12,160	\$15,950
1989	Assessment Roll	Residential	Full	\$3,280	\$10,520	\$13,800

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**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

DATE OF NOTICE: November 3, 2020

DATE OF INSPECTION:

October 15, 2020

CASE NUMBER: COD2020-04662

PROPERTY ADDRESS: 1813 22ND ST

LEGAL DESCRIPTION: LOT 4 BLK 3 INGLESIDE

LBT IOWA 9365
Title Holder
106 S WASHINGTON ST
BALTIMORE MD 21231-1937

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling is occupied, it must be vacated immediately. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City will issue a Municipal Infraction in accordance with Section 60-192 and 60-191 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. The violations noted must be corrected within 30 days from date of notice. Failure to correct these violations will result in a request to the City Council to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner. If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at (515) 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the City may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Brad Rissman
(515) 283-4754

Nid Inspector

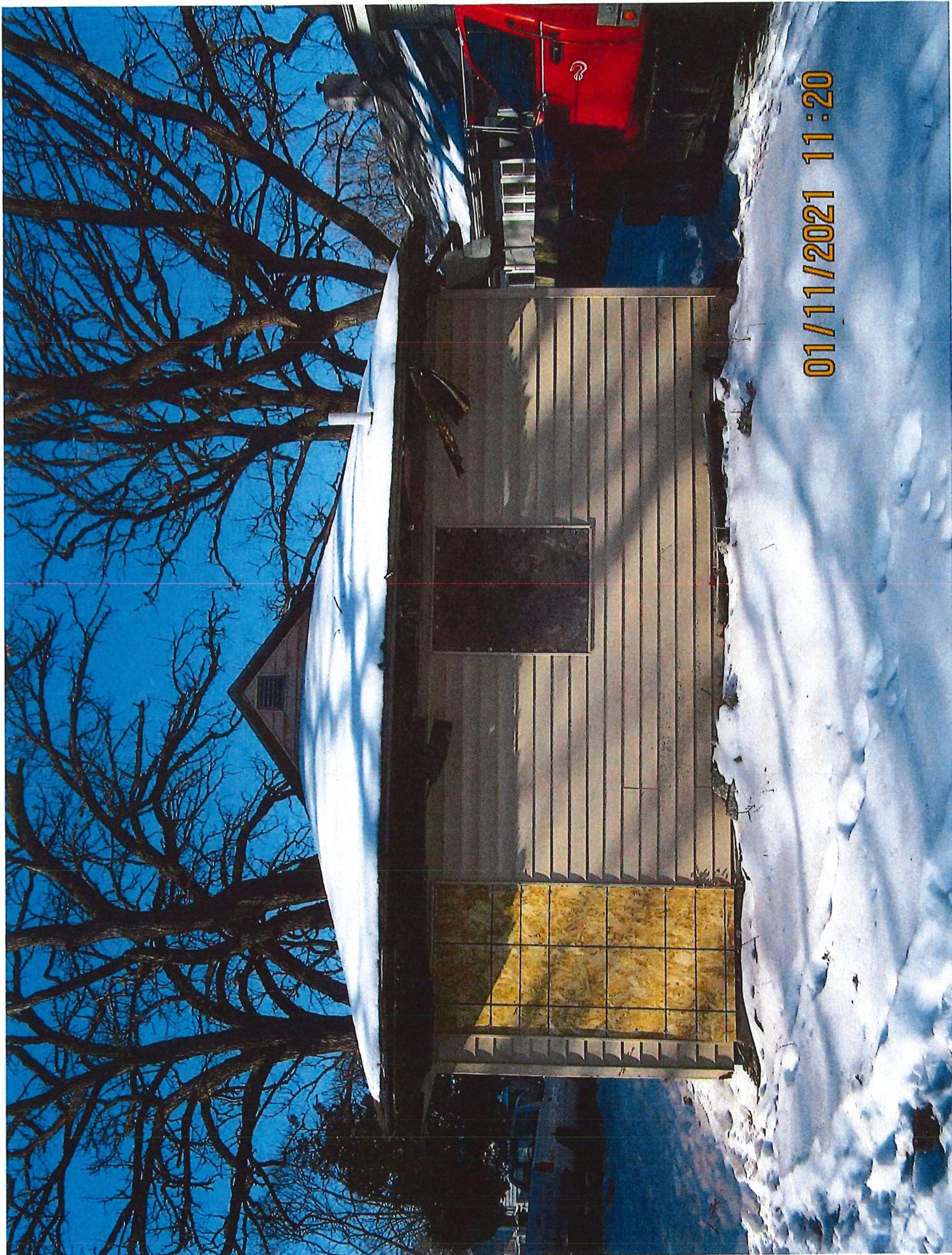
DATE MAILED: 11/3/2020

MAILED BY: BJR

Areas that need attention: 1813 22ND ST

Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing windows as needed. Permit required if changing opening size.		
Component:	Electrical Service	Defect:	Disconnected Utility
Requirement:	Electrical Permit	Location:	Water/Gas/Electric Main Structure Throughout
Comments:	Missing meter. Permit required.		
Component:	Electrical System	Defect:	Unknown
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor check system and repair or replace to code. Copy of invoice required.		
Component:	Foundation	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Foundation replacement permit still open, BLD2005-01248. Foundation Needs Engineers Report. Repair per engineer's report. Provide receipt.		
Component:	Interior Walls /Ceiling	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Replace all damaged walls and ceilings. Texture and paint or cover to match.		
Component:	Mechanical System	Defect:	Unknown
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor check system and repair or replace to code. Copy of invoice required.		
Component:	Plumbing System	Defect:	In disrepair
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor check system and repair or replace to code. Copy of invoice required.		
Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Replace all damaged. Paint or cover to match.		

Component:	Gas Lines	Defect:	Disconnected Utility
Requirement:	Compliance with Int Residential Code		Water/Gas/Electric
Comments:	Gas is meter missing.	Location:	Main Structure Throughout



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